

ATTACHMENT 3: CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Anne Almy, Planning & Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APNs: 007-110-001 & 007-110-002

Case No.: 17LUP-000000-00035

Location: 1948 and 1952 Tollis Avenue, Montecito, CA

Project Title: Lighthouse Trust Demo/Rebuild

Project Applicant:

Lighthouse Trust
1212 Avenue of the Americas
New York, NY 10046
(646) 254-7454

Description:

The project is for a Land Use Permit to allow the construction of a new two-story 9,185 square foot (gross) single family residence with a 5,879 square foot (gross) underground basement and 645 square foot (net) attached garage, a 802 square foot (gross) guesthouse, a 837 square foot (gross) pool cabaña, a 605 square foot (gross) detached garage, a new swimming pool and new spa with associated equipment, two new water tanks to replace the existing water tank, a new generator and a new comprehensive landscape design on two existing lots to be merged. Two existing single family residences and associated accessory structures would be demolished prior to construction of the new residence. The proposed residence would measure a maximum of 19'-0" in height from the existing grade (20'-4¾" from finished floor). Grading would include 4,800 cubic yards of cut and 3,900 cubic yards of fill. No native trees or vegetation are proposed for removal. The parcel would continue to be served by the Montecito Water District, an existing private water well, and the Montecito Fire Protection District. The existing onsite septic system will be abandoned and the proposed project will connect to the Montecito Sanitary District sewer system. Access would be provided via a private driveway off of Tollis Avenue.

The property comprises a 1.12 and 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-110-001 & 007-110-002, located at 1948 & 1952 Tollis Avenue in the Montecito Area, 1st Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Lighthouse Trust

Exempt Status: (Check one)

☐ Ministerial
☐ Statutory Exemption
☒ Categorical Exemption
☐ Emergency Project
☐ Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15301(l), 15303(a) and 15303(e)

Reasons to support exemption findings:

The project can be found exempt from environmental review based upon Sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures]

Section 15301(l) exempts the demolition and removal of individual small structures, including single-family residences. Since the project includes the demolition of two single-family residences and garages, this exemption applies to the proposed project

Section 15303(a) exempts the construction of one single-family residence in a residential zone. Since the project includes the construction of one single family-residence and is located in a residential zone district, this exemption applies to the proposed dwelling.

Section 15303(e) exempts the construction of accessory structures. Since the project includes a detached garage, pool cabana and guesthouse that are accessory to residential uses and located in a residential zone district, this exemption applies to the accessory structures.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

The exceptions to the categorical exemptions pursuant to 15300.2 of the State CEQA Guidelines are:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

There are no designated or mapped environmental sensitive habitats (ESH), biological or cultural resources or other resources of hazardous or critical concern located in or within close proximity to the area of the proposed project. The nearest mapped ESH area is approximately 300 feet east of the location of the proposed project and is separated from the project site by existing dwellings. No native trees or vegetation are proposed for removal. Furthermore, the proposed development would be located in the same general footprint as existing structures that have existed since the 1980s. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project is located within an existing developed residential neighborhood where dwellings and structures accessory to residential use are both commonplace and allowable by ordinance. There are no sensitive resources that would be impacted by the proposed project and there is no expectation similar development on adjacent lots in the vicinity would cause significant cumulative impacts. Accordingly, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

- (d) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed development will not be visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

- (e) Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

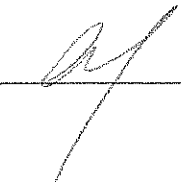
The project site is not a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, and therefore this exception to the Categorical Exemption is not applicable to the proposed project.

- (f) Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project would not impact any historical resources and the existing structures on the property are not eligible for listing at the local, state, or national level due to their age (less than 50 years old). Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Anne Almy

Phone #: (805) 568-2053

Department/Division Representative:  _____

Date: 12/20/17

Exemption Determination Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____